138.0	0003	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	897,000 / 897,000
					USE VALUE:	897,000 / 897,000
					ASSESSED:	897,000 / 897,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STANLEY JAMES L &
Owner 2:	WILLIS ANNE MICHELLE
Owner 3:	
Street 1:	31 HILLSDALE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CAMELIO BARBARA A & JOHN A -
Owner 2:	-
Street 1:	10 INNITOU RD
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1184 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7843.000	307,200		589,800	897,000
Total Card	0.180	307,200		589,800	897,000
Total Parcel	0.180	307,200		589,800	897,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 757.35 | /Parcel: 757.35

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 88700

GIS Ref

GIS Ref

Insp Date 09/29/17

!10692!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0003-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	307,200	0	7,843.	589,800	897,000		Year end	12/23/2021
2021	101	FV	296,900	0	7,843.	589,800	886,700		Year End Roll	12/10/2020
2020	101	FV	296,900	0	7,843.	589,800	886,700	886,700	Year End Roll	12/18/2019
2019	101	FV	236,100	0	7,843.	622,500	858,600	858,600	Year End Roll	1/3/2019
2018	101	FV	236,100	0	7,843.	458,700	694,800	694,800	Year End Roll	12/20/2017
2017	101	FV	234,200	0	7,843.	439,000	673,200	673,200	Year End Roll	1/3/2017
2016	101	FV	234,200	0	7,843.	406,300	640,500	640,500	Year End	1/4/2016
2015	101	FV	220,100	0	7,843.	340,800	560,900	560,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:12:02

LAST REV

Date	Time
10/11/17	10:51:30
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10692

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMELIO BARBARA	57644-266		10/14/2011	Change>Sale	480,000	No	No		
KELLY MARGARET	54943-510		7/2/2010	Family	1	No	No		
KELLY MARGARET	30779-308		10/20/1999	Family	1	No	No		
	16629-451		12/1/1985		70,000	No	No		A

USER DEFINED

Prior Id # 1:	88700
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/7/2017	135	Porch	13,535	C				
11/15/2011	1505	New Wind	10,000					REPL 4 WINDOWS
10/28/2011	1378	Redo Kit	19,600					& BATH
10/20/2011	1327	Demoliti	3,000					BATH / KIT / BMT C
8/19/2011	894	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2017	Meas/Inspect	HS	Hanne S
7/2/2012	Measured	JBS	JOHN S
4/25/2012	Info Fm Prmt	BR	B Rossignol
3/14/2012	MLS	EMK	Ellen K
2/10/2009	Measured	372	PATRIOT
11/1/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/10/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7843		Sq. Ft.	Site		0	90.	0.84	10									589,761						589,800	

Total AC/HA:	0.18005	Total SF/SM:	7843	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	589,761	Spl Credit		Total:	589,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.31079292
Const Adj.:	1.00139987
Adj $ / SQ:	144.389
Other Features:	73917
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344378
Depreciation:	37193
Depreciated Total:	307185

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

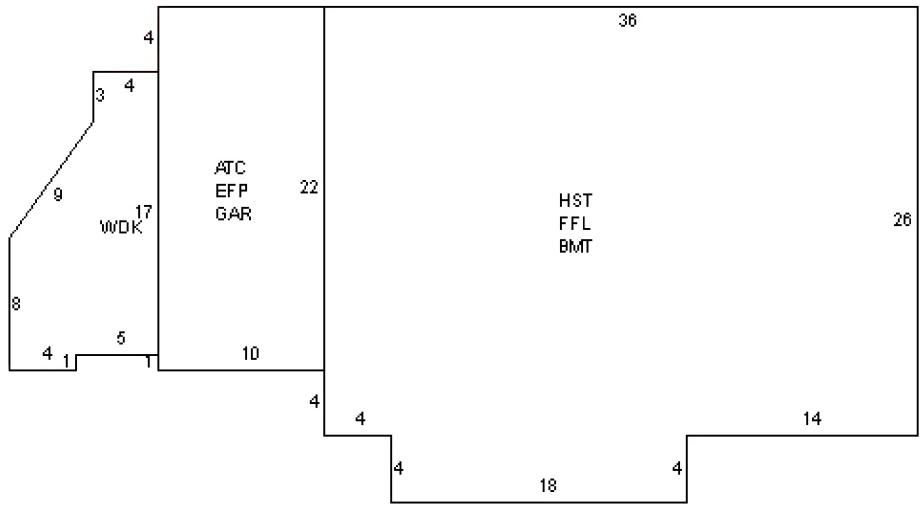
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	144.39
Special Features:	0	Val/Su Net:	97.15
Final Total:	307200	Val/Su SzAd	193.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	43.320	43,663
FFL	First Floor	1,008	144.390	145,544
HST	Half Story	504	106.850	53,851
EFP	Enclos Porch	220	39.660	8,724
GAR	Garage	220	26.400	5,808
WDK	Deck	125	14.020	1,752
ATC	Attic	77	144.390	11,118
	Net Sketched Area:	3,162	Total:	270,460
Size Ad	1589	Gross Area	3809	FinArea 1184

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	65		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0003-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	